

**Application Addendum
for a
PUBLIC FACILITY**

Idaho Community Development Block Grant

**By the
Gem County on behalf of
The Gem County Fire District No. 2**



September 20, 2010
Lan Smith
Chairman, Gem County Commissioners

Prepared by:

Shawn Charters Consulting

202 W. Main Street, Emmett, ID 83617 (208) 741-1113



Shawn Charters Consulting

202 W. Main Street
Emmett, ID 83617
741-1113
chartersconsulting@gmail.com

September 20, 2010

Mr. Donald Dietrich
Idaho Department of Commerce
P.O. Box 83720
Boise, ID 83720-0093

Dear Mr. Dietrich:

On behalf of Gem County and the Gem County Fire District No. 2, I am submitting the additional information for a full application for funding through the Idaho Community Development Block Grant Program. This proposal will assist the Fire District in constructing a much needed new Fire Station in Sweet, Idaho.

As described in the letter dated February 5, 2010, the Department of Commerce requested that the County update our proposal and make sure we meet requirements of the CDBG program. Each item has been addressed and included in this document.

We would appreciate your consideration of our proposed project. If you have any questions, please don't hesitate to call me or Bill Manee, Chairman Gem County Fire District No. 2.

Sincerely,

Shawn Charters
Grant Administrator

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ADDENDUM to the GEM COUNTY SWEET FIRE STATION PROJECT

INTRODUCTION

The following information is presented as a final addendum to the pre-application submitted by Gem County on November 20, 2010.

Discussion items contained herein will address specific issues as requested on the Idaho Department of Commerce letter issued by Lane Packwood and dated February 5, 2010 regarding this project. Those questions will be re-stated in bold type followed by a short explanation and supported by attached documentation.

The district will need to utilize the services of a design professional to provide at least preliminary design services. Preliminary design should address the need for a five bay station, soil suitability, siting of building, foundation/slab design, and cost estimates for plumbing, electrical and heating.

The Gem County Fire District No. 2 has been working with a General Engineering Contractor, John Rennison on the design and cost estimates for the Fire Station Project. Mr. Rennison is an Engineer with RENCOR and will act as the Designer and Project Manager on this project. Mr. Rennison has completed a site design and plans for the facility that can be found in **Attachment A**. In **Attachment B** you will find cost estimates on the project which include engineering, purchase and erection of steel building, site development, plumbing, heating and electrical. Davis Bacon wages are factored into the estimate.

The Gem County Fire District has studied their needs and has decided to construct a four bay fire station which will house six fire trucks and an ambulance.

Explain why the district does not want to purchase a single construction contract, but wants to act as the general contractor (owner-builder).

The Gem County Fire District No. 2 originally planned to act as the general contractor as a method to cut costs. The fire district has experience and has acted as a general contractor in the past when the Ola Fire Station was constructed. After further consideration and finding a Design Engineer that will work on the project, the Fire District have decided to utilize the Design Engineer as the Project Manager and bid the project under a single construction contract.

If the district wants to be the general contractor, provide documentation of the district's ability and capacity to act as a general contractor. Provide previous experience, capacity, and time commitments of district personnel who will be responsible for the proposed construction of the station.

As answered in the previous response, the Gem County Fire District has decided to utilize the Design Engineer as the Project Manager and bid the project under a single construction contract and not act as the general contractor.

Verify the actual number of people within the district boundaries. The application indicates 1,500 people yet survey data indicates the total number of households as 258. That equates to an average household size of 5.81, which is unlikely.

The Gem County Fire District No. 2 has been divided into two districts, the Ola District and the Sweet/Montour District. The proposed project is for the construction of a new fire station that will principally serve the residents of the Sweet/Montour portion of the district. This area is made up of the 258 households which were identified on the survey. A few years ago a new fire station was constructed for the Ola portion of the District. Because Ola has their own fire station which principally benefits the households in that area and because they previously conducted an income survey, those households were not included in this survey. When you combine the households for the entire district the average household size is greatly reduced.

IV. ICDBG Application Information Form

Applicant: Gem County Chief Elected Official: Lan Smith, Chairman
 Address: 415 E. Main Street, Emmett, ID 83617 Phone: 365-4561

Sub recipient (if applicable): Gem County Fire Dist. No. 2 Chief Elected Official: Bill Manee
 Address: _____ Phone: 584-3008

Application Prepared by Shawn Charters Phone: 741-1113
 Address: 202 W. Main Street, Emmett, ID 83617

Architect/Engineer/Planner John Rennison, RENCOR Phone: 793-3201
 Address: P.O. Box 100, Horseshoe Bend, ID 83629

NATIONAL OBJECTIVE (MARK ONE)

☒ LMI Area ☐ LMI Clientele ☐ Imminent Threat
☐ LMI Jobs ☐ Slum & Blight

PROJECT TYPE (MARK ONE)

☒ Public Facility/ Housing ☐ Community Center
☐ Economic Development ☐ Senior Center

PROJECT POPULATION TO BENEFIT (PERSONS): (Census/Survey/Clients/Jobs)

TOTAL # TO BENEFIT: 1,500 Fire District TOTAL # LMI TO BENEFIT: 960

% LMI TO BENEFIT: 64 % % MINORITY POPULATION: 14.3 %

PROJECT DESCRIPTION: This application is for a \$319,990 ICDBG grant to construct a new fire station in Sweet on one acre of land that has been donated to the Gem County Fire District No. 2. The new fire station will replace an unsafe and uninhabitable structure that has been partially condemned.

SOURCE	AMOUNT	DATE APPLICATION SUBMITTED	RESERVED/ CONDITIONAL AWARD	FUNDS COMMITTED/ CONTRACT AWARD DATE	DOCUMENTATION IN APPENDIX ***
ICDBG	319,990				
Local Cash	20,000				
Local Loan*					
Local In-Kind**	87,906			11/09	F
USDA RD Grant					
EDA Grant					
State Grant					
Foundation Grant					
Private Investment					
Other (identify)					
TOTAL PROJECT FINANCING	427,896				

* Identify Loan Source(s) _____ Date Bond or Necessary and Ordinary Passed NA

**Describe In-Kind match by type (i.e. materials, labor, waived fees, land value) and amount.

***Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.

V. Economic Advisory Council Page:

Within the unincorporated area of north Gem County, lays the community of Sweet-Montour. Our community along with the community of Ola – eighteen miles north - form the Gem County Fire District #2. The District protects approximately 300 square miles that are bordered by BLM, Forest Service and Idaho Department of Lands. The District provides year-round outdoor recreational activities including hunting, fishing, camping, swimming, boating, and snowmobiling. Ranching and farming are the primary occupations of the District residents. The limited opportunities for employment in our area force many of our volunteers to seek employment in Boise – fifty miles south – or chose to be in business for themselves as contractors responding to the needs of the residents close by. The opportunity to build a new fire station in Sweet will give jobs to some of these residents.

Sweet-Montour is a community of approximately two hundred fifty-eight households. The “downtown” was built in the early 1900’s. The existing Sweet Fire Station started out as a bar, became an auto repair shop, and now is a deteriorating building housing fire trucks. The station is literally right on the Sweet Ola Highway. No parking is allowed in front of the station, for parking would block the Highway. The back of the station is a short lot just the right size for two fire trucks to park. A recent building inspection noted:”1. The foundation wall on the front of the structure between the engine bay doors is broken out and provides no support to the center front wall. 2. The concrete floor is broken and crumbled due to the heavy weight of the water tender and engine housed in the bays. This poses a significant fall hazard. 3. Due to the crumbling and broken floor, the overhead doors will not close. This allows the cold to come in and the ability to heat the structure is compromised and very costly. 4. The North wall of the station is in severe disrepair and is close to collapsing. 5. The center of the North wall has no foundation under the wall, it has disintegrated. The CMU block is hanging in the air with no support under it. This has caused the exterior wall to lean outward 4” and has pulled the wall away from the floor. Looking from the inside, you can see daylight and put your arm thru the hole. 6. The floor on the North side of the structure which is being used for storage is ready to collapse and fall in. I have recommended to stop using this area and deny entry. 7. The ceiling in the North side of the structure is starting to fall in. 8. The structure has no water or sewer for the facility, so no bathroom or area to wash up.”

“The building is not in good condition structurally and cannot go thru another winter without some major repairs or a new structure being constructed. Putting money into an aging structure is not good use of county taxpayer dollars.” (quote from Brian Sullivan – Building Official).

Gem County Fire District #2 is governed by a Board of three elected officials, and funded with property tax. Idaho has a 3% tax cap on property tax. Property tax is not adequate to operate the District and build a proper station. Maintenance of the old equipment demands most of our funds. Our community offers great support with fund raisers and donations. Over the years we have planned and saved to build a new Sweet Fire Station. A long time citizen donated the property (assessed at \$70,000) for a new station. Our District has saved \$20,000 toward our dream. The cooperation and support letter from County Commissioners, Sheriff’s Department, and Citizens keeps us focused on the ultimate goal of a proper station. Our District has proven itself to be an asset to the BLM, Forest Service, and Idaho Department of Lands as we offer mutual aid.

The existing Sweet Fire Station has served its purpose over the years. Time and use has brought it to the point of retirement. We know it must be replaced for the safety of our volunteers. We cannot train in our existing building. We know the sanitation and deterioration has created unsafe working conditions and we have begun the process of a new station. We have had the Health Department do the perk test, (sewer potential) put in the necessary culvert to access our property and we have drilled the well and electricity borders the front of the property. We know it will take a grant to get this job done, but we also know we have the support of our community and friends of the community to keep us going.

VI. Threshold Criteria

A. Eligible Applicant:

The applicant is a city ☐ The applicant is a county ☒

B. Eligible Activities:

List the eligible activities, identified in Chapter 2, that are a part of the project.

The proposed project includes designing and constructing infrastructure improvements to a new Fire Station. The activities are eligible under ICDBG Section II, B, Public Facilities and Improvements.

C. National Objective: There are six National Objectives listed below. Complete only the National Objective that will be met with the project.

An Income Survey was conducted and can be found in **Appendix A**. The survey resulted in 61% of the population as being low to moderate income and benefiting from this project, thus meeting HUD's National Objective.

C.1. LMI-Area Benefit:

Total Number of Households* in Project Benefit Area 258 (Sweet/Montour Area of Gem County Fire District No. 2)

***Note: For water and sewer projects, this is the number of households hooked onto the system and any households that will hook onto the system once the project is complete.**

LMI Percentage Determined by: (Check one and complete requested information)

<u>X</u> Survey** (survey requirements in Chapter 3)	___ Census (BG=Block Group) List the BG for each tract
Survey Report, Sample Survey, Survey	Tract ___ BG ___ BG ___ BG ___ BG ___
Tabulation, Boundary Map*** are found in	Tract ___ BG ___ BG ___ BG ___ BG ___
Appendix I.	Tract ___ BG ___ BG ___ BG ___ BG ___

** Survey methodology and documents must have prior approval from ICL staff

***Survey Area must match Project Benefit Area

D. Citizen Participation:

Gem County has adopted a Citizen Participation Plan and stands by its commitment to comply with the Plan. A notice of public hearing was published on November 11, 2009, with the public hearing being held on November 20, 2009 at the Gem County Courthouse. Copies of the Notice of Public Hearing, Affidavit of Publication, and official minutes of the hearing are included as **Appendix B** to this grant application.

Date of Notice November 11, 2009 Date of Hearing November 20, 2009

E. Statewide Goal and Strategy: (*✓check applicable*)

Check the goal and strategy that best corresponds to the project.

- ☐ Increased access to decent affordable housing (goal)
 - ☐ Sustain and increase homeownership (strategy)
 - ☐ Sustain and increase affordable rental housing (strategy)
 - ☐ Support equal access to a continuum of housing services (strategy)
- ☒ Preserved and enhances suitable living environments (goal)
 - ☐ Improve safety and livability of communities (strategy)
Example – consent order
 - ☒ Increase access to quality facilities and services (strategy)
Example – new construction
 - ☐ Improve affordability and sustainability of quality facilities and services
Example – rehab or renovation
- ☐ Expanding economic opportunities (goal)
 - ☐ Create jobs primarily for low- and moderate-income persons (strategy)
 - ☐ Prioritize projects that provide a living wage and fringe benefits (strategy)
 - ☐ Revitalize downtown business districts (strategy)

F. Administrative Capacity:

1. Applicant Capacity: Over the past few years Gem County has been the recipient of Idaho Community Development Block Grant Funding and has successfully managed all projects with no monitoring findings.

2. Grant Administrator: Gem County does not have adequate staff certified to administer the Idaho Community Development Block Grant. An administrative contract with an Idaho Commerce and Labor approved administrator has been established for this project using state and federal (OMB A-102) procurement procedures. Shawn Charters Consulting has been selected to perform the grant administration on this project. Please see **Appendix C** for a copy of the RFP for Administrative Services and selection letter. Any necessary legal services will be provided by the County's legal counsel.

G. Fair Housing:

Gem County has adopted a Fair Housing Resolution, Residential Anti-displacement and Relocation Assistance Plan and Policy on Non-Discrimination. Please see **Appendix D** for copies of the resolution. The County has designated April as Fair

Housing Month and the Fair Housing Resolution has been published numerous times in the past, the most recent being in February 2009.

H. Anti-Displacement Resolution:

The County has adopted and published the Residential Anti-Displacement and Relocation Assistance Plan and has also signed the Grant Certification Page.

VII. Program Income: Describe if the project will generate program income and the reuse plan.

No program income will be generated as a result of this project.

VIII. A. General Project Description: Include the general project description as outlined in the narrative for this section. Be sure to address all the required details.

Gem County, Idaho, is bordered on the north by Adams, Washington, and Valley counties; on the west by Payette County; on the south by Canyon and Ada counties; and on the east by Boise County. Gem County is one of the smaller counties in Idaho with a land area of approximately of 555 square miles. The county has one incorporated city, the City of Emmett. However, there are several outlying communities or built-up areas such as Letha, Montour, Ola, and Sweet

Within the unincorporated area of north Gem County, lays the community of Sweet-Montour. Our community along with the community of Ola – eighteen miles north - form the Gem County Fire District #2. The District protects approximately 300 square miles that are bordered by BLM, Forest Service and Idaho Department of Lands. Our District provides year-round outdoor recreational activities including hunting, fishing, camping, swimming, boating, and snowmobiling. Ranching and farming are the primary occupations of the District residents. The limited opportunities for employment in our area force many of our volunteers to seek employment in Boise – fifty miles south – or chose to be in business for themselves as contractors responding to the needs of the residents close by. The opportunity to build a new fire station in Sweet will give jobs to some of these residents.

Sweet-Montour is a community of approximately two hundred fifty-eight households. The “downtown” was built in the early 1900’s. The existing Sweet Fire Station started out as a bar, became an auto repair shop, and now is a deteriorating building housing fire trucks. The station is literally right on the Sweet Ola Highway. No parking is allowed in front of the station, for parking would block the Highway. The back of the station is a short lot just the right size for two fire trucks to park. A recent building inspection noted:”1. The foundation wall on the front of the structure between the engine bay doors is broken out and provides no support to the center front wall. 2. The concrete floor is broken and crumbled due to the heavy weight of

the water tender and engine housed in the bays. This poses a significant fall hazard. 3. Due to the crumbling and broken floor, the overhead doors will not close. This allows the cold to come in and the ability to heat the structure is compromised and very costly. 4. The North wall of the station is in severe disrepair and is close to collapsing. 5. The center of the North wall has no foundation under the wall, it has disintegrated. The CMU block is hanging in the air with no support under it. This has caused the exterior wall to lean outward 4" and has pulled the wall away from the floor. Looking from the inside, you can see daylight and put your arm thru the hole. 6. The floor on the North side of the structure which is being used for storage is ready to collapse and fall in. I have recommended to stop using this area and deny entry. 7. The ceiling in the North side of the structure is starting to fall in. 8. The structure has no water or sewer for the facility, so no bathroom or area to wash up."

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Our area is a fast growing community. The homes that are being built are comparatively extravagant. The volunteers we have are spread even thinner. We know that with a new station there will be more interest in the Department. We actively protect wild land, but structures are becoming more of an issue with the growth. The volunteers train twice a month on various types of scenarios and potential problem areas. The sense of pride needs to be rekindled in our volunteers. It is hard to train in a facility that is cold, has no restrooms, and no training room. There are instructors willing to come and offer more training classes but with no place to do it they can't come. The volunteers we have are strongly committed to the Department, but we need help.

Many of the fires we deal with our man caused. We strive to manage the fire danger with education and helpful evaluation of fire danger. However the careless citizen often forgets the potential of a camp fire not properly cared for or the cigarette tossed

along the road. Our area offers the dry grasses and just the right terrain for fast traveling fire. Weather also offers challenges as lightning is always a threat.

The existing Sweet Fire Station has served its purpose over the years. Time and use has brought it to the point of retirement. We know it must be replaced for the safety of our volunteers. We cannot train in our existing building. We know the sanitation and deterioration has created unsafe working conditions and we have begun the process of a new station. We have had the Health Department do the perk test,(sewer potential) put in the necessary culvert to access our property and we have drilled the well and electricity borders the front of the property. We know it will take a grant to get this job done, but we also know we have the support of our community and friends of the community to keep us going.

Our new station will be 6,480 square feet, with four bays. We will have an area designated for a future kitchen, two bathrooms, showers, training area and sleeping accommodations. We will also have a washing machine and a dryer.

The new station will offer the opportunity for training. It will be a place our volunteers will be proud to serve in. Our response time will be enhanced based on access, organization, communication and overall professionalism.

B. Project Property & Permits: Answer the following questions and attach documentation.

1. Has any property and easements been purchased for this project? ☐ Yes ☒ No
If yes, does the applicant have title to the property? ☐ Yes ☐ No
Provide copy of deed in Appendix.
2. Will any property be needed for this project? ☐ Yes ☒ No
Status of the purchase: _____
Estimated date of final purchase: _____
What funds will be used to make purchase? _____
3. Will any easements/or rights-of-way be needed for this project? ☐ Yes ☒ No
Status of the purchase: _____
Estimated date of final purchase: _____
What funds will be used to make purchase? _____
4. Is anyone living on the land or in the structures at the proposed site? ☐ Yes ☒ No
5. Is any business being conducted on the land or in the structures at the proposed site? ☐ Yes ☒ No
6. Are there any businesses, individuals, or farms being displaced as a result of this project?
☐ Yes ☒ No

7. Are there permits that will be needed for the project, i.e., well, water rights, land application, demolition permits, zoning permit, air quality permit, etc? X Yes No

Status of the permits (include plan for securing permits and estimation of issue completion date): Building permit will be required. Application will be made upon funding award.

8. Describe the ownership or lease arrangements for the property involved in the project.
Property was donated to the Gem County Fire District No. 2 for the purpose of a Fire Station.

IX. Budget Narrative: Describe the source and status of all funding for the project according to the instructions in Part A of this Chapter.

Gem County Fire District No. 2 has been working with John Rennison of RENCOR as the Design Engineer. He has been working with R & M Steel and Steve Loomis Construction on cost estimates to construct the 6,480 sq. foot facility. The project consists of site work, purchase and installation of a steel building, plumbing, heating and electrical, windows and doors and will be fully insulated. Due to budget constraints at this time the estimated costs reflect a bare bones approach which will allow the building to be occupied and allow for a decontamination area which is required to house the ambulance for the District.

Matching funds consist of land that has been donated to the Fire District valued at \$70,000. This summer the District drilled a well costing \$14,906. These costs added to the \$20,000 cash that has been saved total \$107,906 in matching funds.

The following is a breakdown of funding by Sources and Uses.

Uses of Funds

Land (Appraised)	\$ 70,000
Well Improvements completed	\$ 14,906
Project Engineering	\$ 25,000
Construction	
Steel Building Purchase & Installation	\$ 203,490
Site Improvements	\$ 51,500
Partial Plumbing, Heating & Electrical	\$ 40,000
Grant Writing Donated	\$ 3,000
Grant Administration	<u>\$ 20,000</u>
Total	\$ 427,896

Funding Sources:

ICDBG	\$ 319,990
GCFD No. 2	<u>\$ 107,906</u>
TOTAL	\$ 427,896

X. Idaho Community Development Block Grant Budget Form

(Use only line items on pages V-7 & V-8)

Applicant or Grantee: Gem County**Project Name:** Sweet Fire Station Project

LINE ITEMS	CDBG	Cash	City In-Kind	Federal	State	Private Cash	Private In-Kind	Total
Administrative**	20,000						3,000	23,000
Design Professional	25,000							25,000
Planning								
Construction	274,990	34,906						309,896
Legal & Audit								
Land		70,000						70,000
TOTAL COSTS**	319,990	104,906					3,000	427,896

*Identify funding source

**Administrative expenses and project planning design costs, when totaled, shall not exceed 10 percent of the total I

XI. Detailed Cost Analysis

1. Have preliminary plans and specs been submitted to regulatory agencies for review?

☒ No ☐ Yes

If yes, list date submitted: _____

If no, list expected date to be submitted: _____
2. Has final design (for bidding) begun?

☒ Yes

☐ No

If yes, % complete: 80 %

If no, what is expected start date: _____
3. Will project include bid alternatives to meet project budget if necessary?

☒ Yes

☐ No
4. Are Davis Bacon wage rates applicable to the project?

☒ Yes

☐ No

If yes, are they included in the project costs?

☒ Yes

☐ No
5. Have known environmental measures been included in project costs? (ex: dust mitigation, archaeological survey, storm water drainage, wetland mitigation etc.)

☒ Yes

☐ No
6. List the last date the owner and design professional discussed project design and details.

Date: 9/20/10
7. Design Professional Cost Estimate may be found in **Appendix F**

XII. Project Schedule

Project Activity	Date (to be) Completed	Documentation in Appendix
Design Professional Contract Executed	November 2010	
Grant Administration Contract Executed	November 2010	B
Environmental Release	December 2010	
Bid Document Approval	January 2011	
Bid Opening	March 2011	
Construction Contract Executed	April 2011	
Start Construction	April 2011	
Construction 50% Complete	July 2011	
Second Public Hearing	July 2011	
Construction 100% Complete	December 2010	
Update Fair Housing Plan	December 2010	
Update 504 Review and Transition Plan	December 2010	
Certificate of Substantial Completion	December 2011	
Final Closeout	February 2012	

Name of Professional and Agency Contacts	Firm/Agency	Phone with extension
Examples:		
Fire District Chairman	Bill Manee	860-7124
Funding Agency	Dennis Porter, IDOC	334-2470
County	Lan Smith	365-4561
Environmental Officer	Shawn Charters Consulting	731-1113
Permits	Tim Biggers	365-0027
County Clerk	Shelly Gannon	365-4561
Grant Writer/Administrator	Shawn Charters	741-1113
Project Engineer	John Rennison	793-3200

XV. Review and Ranking Narrative:

Part B: Forms

I. Program Impact

A-D is based upon information provided in Chapter 5. (No action required) Staff will calculate the points.

E. Eligible Activity Priority Ranking Sheet

Fill in the percentage of the project's budget that will be spent on the following activities. The Total Points Awarded column will be completed by department staff.

Eligible Activity	Points Possible	Percentage of ICDBG Budget Spent on Activity	Staff Points Awarded
Acquisition of Real Property	100		
Acquisition of Real Property for Housing Projects	50		
Public Facilities and Improvements-Health and Safety Related	100	94%	
Public Facilities and Improvements-Housing Related	75		
Public Facilities and Improvements-Social Service Related	50		
Engineering-Architectural	100		
Code Enforcement	50		
Clearance and Demolition	10		
Removal of Architectural Barriers	50		
Rental Income Payments	0		
Disposition of Property	10		
Public Services	0		
Completion of Urban Renewal Projects	0		
Relocation Payments	25		
Planning Activities	0		
Administration Activities	100	6%	
Grants to Nonprofit Community Organizations	0		
Grants to Nonprofit Community Organizations for Housing Projects	75		
Energy Planning	0		
Housing Rehabilitation	75		
Total Points Awarded to Project			

Instructions: Complete the table below and include a ½ page narrative.

II. National Objectives: Complete the need and impact for the project type that is Public Facilities.

A Low and Moderate-Income Percentage Points: No Action Required.

B. NEED:

Sweet-Montour is a community of approximately two hundred fifty-eight households. The “downtown” was built in the early 1900’s. The existing Sweet Fire Station started out as a bar, became an auto repair shop, and now is a deteriorating building housing fire trucks. The station is literally right on the Sweet Ola Highway. No parking is allowed in front of the station, for parking would block the Highway. The back of the station is a short lot just the right size for two fire trucks to park. A recent building inspection noted:”1. The foundation wall on the front of the structure between the engine bay doors is broken out and provides no support to the center front wall. 2. The concrete floor is broken and crumbled due to the heavy weight of the water tender and engine housed in the bays. This poses a significant fall hazard. 3. Due to the crumbling and broken floor, the overhead doors will not close. This allows the cold to come in and the ability to heat the structure is compromised and very costly. 4. The North wall of the station is in severe disrepair and is close to collapsing. 5. The center of the North wall has no foundation under the wall, it has disintegrated. The CMU block is hanging in the air with no support under it. This has caused the exterior wall to lean outward 4” and has pulled the wall away from the floor. Looking from the inside, you can see daylight and put your arm thru the hole. 6. The floor on the North side of the structure which is being used for storage is ready to collapse and fall in. I have recommended to stop using this area and deny entry. 7. The ceiling in the North side of the structure is starting to fall in. 8. The structure has no water or sewer for the facility, so no bathroom or area to wash up.”

“The building is not in good condition structurally and cannot go thru another winter without some major repairs or a new structure being constructed. Putting money into an aging structure is not good use of county taxpayer dollars.” (quote from Brian Sullivan – Building Official).

A. IMPACT:

This project will directly impact the entire population of the Gem County Fire District No. 2 which is comprised of 64% low and moderate income individuals.

Gem County Fire District #2 is governed by a Board of three elected officials, and funded with property tax. Idaho has a 3% tax cap on property tax. Property tax is not adequate to operate the District and build a proper station. Maintenance of the old equipment demands most of our funds. Our community offers great support with fund raisers and donations. Over the years we have planned and saved to build a new Sweet Fire Station. A long time citizen donated the property (assessed at \$70,000) for a new station. Our District has \$20,000 toward our dream. The local Ladies Club is committed to an annual contribution of \$1,000. The cooperation and support letter from County Commissioners, Sheriff's Department, and Citizens keeps us focused on the ultimate goal of a proper station. Our District has proven itself to be an asset to the BLM, Forest Service, and Idaho Department of Lands as we offer mutual aid. We are located at the south end of District #2 and offer a staging location and a place for rest, clean-up and relaxation to our fire fighting comrades.

Our area is a fast growing community. The homes that are being built are comparatively extravagant. The volunteers we have are spread even thinner. We know that with a new station there will be more interest in the Department. We actively protect wild land, but structures are becoming more of an issue with the growth. The volunteers train twice a month on various types of scenarios and potential problem areas. The sense of pride needs to be rekindled in our volunteers. It is hard to train in a facility that is cold, has no restrooms, and no training room. There are instructors willing to come and offer more training classes but with no place to do it they can't come. The volunteers we have are strongly committed to the Department, but we need help.

Many of the fires we deal with our man caused. We strive to manage the fire danger with education and helpful evaluation of fire danger. However the careless citizen often forgets the potential of a camp fire not properly cared for or the cigarette tossed along the road. Our area offers the dry grasses and just the right terrain for fast traveling fire. Weather also offers challenges as lightning is always a threat.

The existing Sweet Fire Station has served its purpose over the years. Time and use has brought it to the point of retirement. We know it must be replaced for the safety of our volunteers. We cannot train in our existing building. We know the sanitation and deterioration has created unsafe working conditions and we have begun the process of a new station. We have had the Health Department do the perk test,(sewer potential) put in the necessary culvert to access our property and we have drilled the well and electricity borders the front of the property. We know it will take a grant to get this job done, but we also know we have the support of our community and friends of the community to keep us going.

Our new station will be 6,480 square feet, with four bays, will have a kitchen, two bathrooms, showers, training area and sleeping accommodations. The new station will offer the opportunity for training. It will be a place our volunteers will be proud to serve in. Our response time will be enhanced based on access, organization, communication and overall professionalism.

III. Project Categories

A. Planning, previous actions, and schedule.

1. Design Professional Documentation in Appendix B

The Gem County Fire District No. 2 is working with John Rennison, a General Engineering Contractor with RENCOR as the Project Design and Construction Manager. They have been working with local steel building manufacturers and construction contractors on getting price estimates on the construction of the new Fire Station. The project is planned to be bid out as one bid package that will include all the construction activities

2. Grant Administration Documentation in Appendix B

Gem County has hired Shawn Charters to provide grant writing and grant administration services. Shawn has been a certified Block Grant Administrator for over 21 years and has successfully administered the last two ICDBG grants for the City. RFP's for Grant Administration Services were sent out to Certified Grant Administrators and proposals evaluated. Documentation of procurement is located in **Appendix B**.

3. Planning for specific project type: Complete only one of the following that corresponds to the project.

The Project Engineer and the Gem County Fire District No. 2 have been working with the Gem County Building Inspector and local construction contractor, R & M Steel Buildings and Steve Loomis Construction to identify plans and cost estimates that meet the needs of the Fire District.

4. Environmental Scoping checklist is included in the application.

5. **Agency Viability:** Complete only one of the following that corresponds to the project.

Brian Sullivan the County Building Inspector has visited the site and has issued the following statement;

“The building is not in good condition structurally and cannot go thru another winter without some major repairs or a new structure being constructed. Putting money into an aging structure is not good use of county taxpayer dollars.” (quote from Brian Sullivan – Building Official).

ATTACHMENT A

Site Plans and Design

ATTACHMENT B

Cost Estimates